

# FOLKLANDS



BRAEMAR AVENUE, SOUTH CROYDON

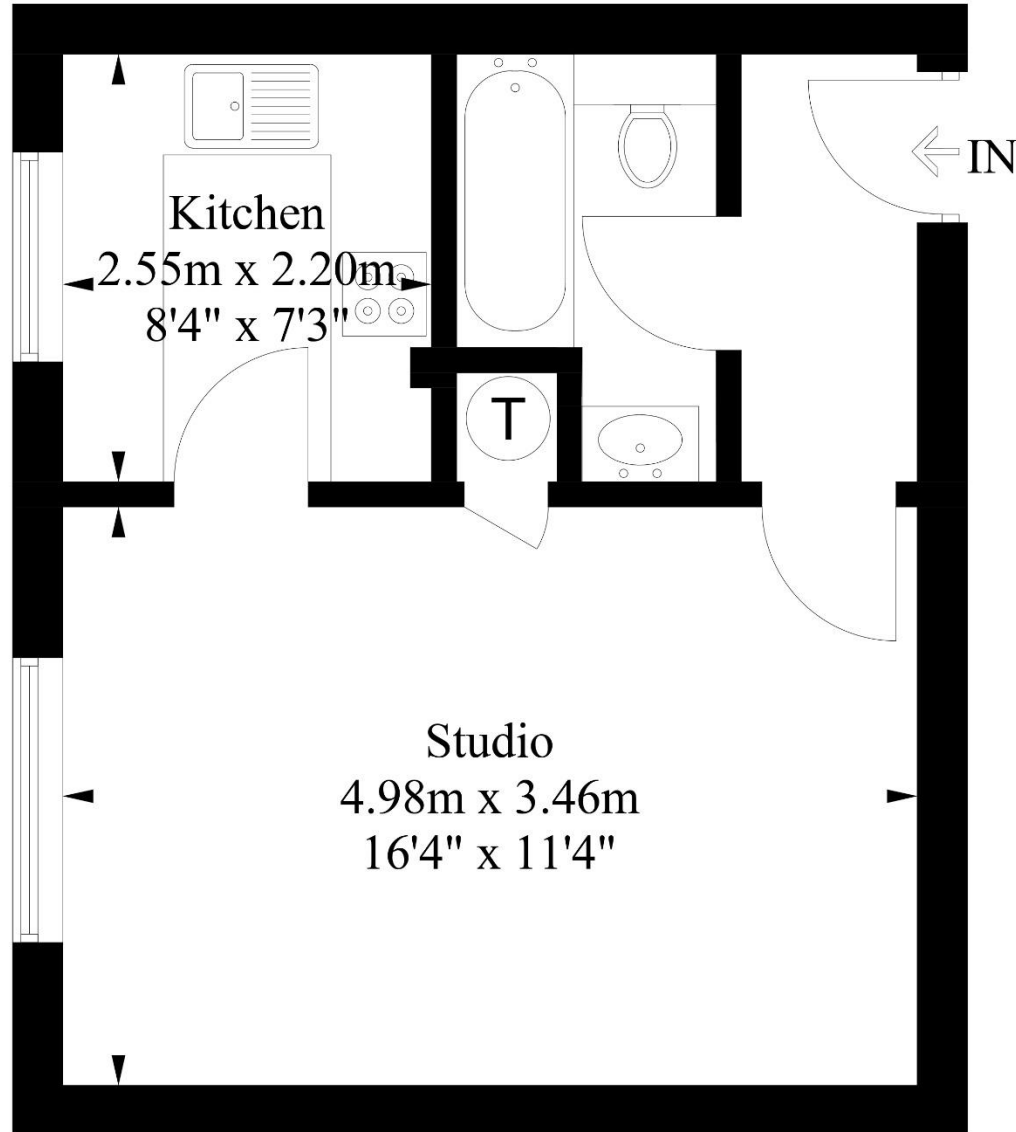
GUIDE PRICE £167,500





# Kate Court, Braemar Avenue, South Croydon

Approximate Gross Internal Area = 31.5 sq m / 339 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID533795)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ NO ONWARD CHAIN
- ❖ FIRST FLOOR STUDIO APARTMENT
- ❖ PURPOSE BUILT
- ❖ ALLOCATED OFF ROAD PARKING BAY
- ❖ 200M FROM PURLEY OAKS TRAIN STATION
- ❖ 0.3 MILES FROM SANDERSTEAD TRAIN STATION
- ❖ CUL-DE-SAC LOCATION
- ❖ ACCESS TO LOFT SPACE
- ❖ SOUTH WESTERLY ASPECT
- ❖ EPC EER C



A bright & airy first floor purpose built studio flat situated within a cul-de-sac location, conveniently located only 200m from Purley Oaks train station & 0.3 miles from Sanderstead train station, which collectively offer frequent services to London Bridge, London Victoria and St. Pancras International.

Offered to the market with no onward chain, this newly decorated property benefits from an allocated parking bay, a newly laid carpet, has a long lease and access to loft space. In our opinion this property would make an excellent first time buy for those commuting into central London or a pied-a-terre.

The accommodation comprises large studio room, separate kitchen and a three piece bathroom suite.

Furthermore, this property sits moments from the open green spaces of South Croydon recreational grounds, is a short walk to the local Gym and is within easy reach of a wide range of local conveniences.

